

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, April 11, 2007

Time: 6:00 p.m.

Location: Warwick City Hall

Lower Level Conference Room

3275 Post Road

Warwick, RI 02886

Review and acceptance of March 2007 meeting minutes.

Public Meeting

Minor Subdivision

“Re-plat of Greenwood Highlands”

Applicant: 164 Properties Limited

Location: 27 Vaughn Avenue

Assessor’s Plat: 267

Lot: 134

Zoning District: Residential A-7

Land Area: 20,350 square feet

Number of lots: 2

Surveyor: Ocean State Planners, Inc.

Ward: 7

The applicant is requesting preliminary approval to subdivide one lot with an existing dwelling to create two new lots, one lot with an existing dwelling and one new lot for development in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards**

would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the existing and proposed dwellings shall be connected to the Warwick Sewer System.

2) That the bottom (basement) floor of the proposed dwelling shall be at least 3 feet above the seasonal high ground water.

3) That the setback for the existing pool shed shall be shown on the final plan and that the shed shall maintain the required minimum 10 foot rear yard accessory setback for the Residential A-7 Zoning District.

4) That a note shall be added to the final plan indicating that the contractor shall receive a Physical Alteration Permit (PAP) from the City of Warwick DPW prior to performing and work within the City right-of-way.

Public Meeting

Minor Subdivision

Look Plat

Applicant: Wing Wah & Shuk Fong Look

Location: 60 Dawson Avenue

Assessor's Plat: 302

Lot(s): 56, 58 & 59

Zoning District: Residential A-7

Land Area: 17,000 square feet

Number of lots: 2

Surveyor: Alpha Associates, LTD.

Ward: 7

The applicant is requesting preliminary approval to subdivide three lots with an existing dwelling to create two new lots, one lot with an existing dwelling and one new lot for development in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the

City's Development Review Regulations, and:

- 1) Consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5) That the proposed development possesses adequate access to a public street.**

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the existing and proposed dwellings shall be connected to the Warwick Sewer System.**

2) That the bottom (basement) floor of the proposed dwelling shall be at least 3 feet above the seasonal high ground water.

3) That the applicant shall provide a final development to be approved by the City Engineer prior to final approval plan which shall include the proposed structure, driveway, utilities and grading which must be designed in such a manner that no additional storm-water runoff is directed toward Dawson Avenue or abutting properties.

4) That the final plan shall include a notation that the two weeping spruce trees located in the front yard of “Parcel A” shall be protected with drip-line tree protection during construction.

5) That the existing stockade fence and encroachment indicated on proposed “Parcel A” shall be removed prior to recording the subdivision.

6) That a note shall be added to the final plan indicating that the contractor shall receive a Physical Alteration Permit (PAP) from the City of Warwick DPW prior to performing and work within the City right-of-way.

Public Meeting

Minor Subdivision

“The Fostmere Court Re-plat”

Applicant: John R. Bianco

Location: 48 Leroy Avenue

Assessor’s Plat: 377

Lot(s): 337

Zoning District: Residential A-10

Land Area: 25,403 square feet

Number of lots: 2

Surveyor: Flynn Surveys Inc.

Ward: 5

The applicant is requesting preliminary approval to subdivide one lot with an existing dwelling to create two new lots, one lot with an existing dwelling and one new lot for development in a Residential A-10 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

1) Consistent with the Comprehensive Community Plan.

2) In compliance with the standards and provisions of the City's Zoning Ordinance.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the existing and proposed dwellings shall be connected to the Warwick Sewer System.

2) That the bottom (basement) floor of the proposed dwelling shall be at least 3 feet above the seasonal high ground water.

3) That the applicant shall provide a final development plan to be approved by the City Engineer prior to final approval which shall include all existing and proposed utilities to the existing dwelling, the proposed new structure, driveway, utilities and grading which must be designed in such a manner that no additional storm-water runoff is directed toward Fostmere Court or abutting properties.

4) That the final plan shall include a notation that the City's street trees located along proposed new "Parcel B" within the City right-of-way shall be protected with drip-line tree protection during construction and that driveways and utilities shall be located to minimize impact. Should tree removal be required, authorization shall be first obtained from the City's Landscape Project Coordinator.

5) That a note shall be added to the final plan indicating that the contractor shall receive a Physical Alteration Permit (PAP) from the City of Warwick DPW prior to performing and work within the City right-of-way.

Public Informational Meeting

Major Subdivision

Faria Viewesta Road

Applicant: Alberto Faria

Location: 257 Nausauket Road and Viewesta Road

Assessor's Plat: 367

Lot(s): 550

Zoning District: Residential A-7

Land Area: 39,618 square feet

Number of lots: 3

Engineer: NRC Associates

Ward: 7

The applicant is requesting master plan approval to subdivide one lot to create three lots, one conforming lot with an existing dwelling and two new lots for development with less than the required lot width on a new street in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) Not in compliance with the standards and provisions of the City's Zoning Ordinance; therefore requiring a variance from the Zoning**

Board of Review to have two lots with less than the required lot width.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant master plan approval with the following stipulations:

1) That the applicant shall receive a variance from the Zoning Board of Review to have two lots with less than the required lot width.

2) That the existing dwelling and the proposed new dwellings shall be connected to the Warwick Sewer System.

3) That the preliminary shall include all existing and proposed utilities, that the proposed roadway shall maintain a minimum 26'

travel width and include concrete curbing, sidewalks and street trees in accordance with the City's Development Review Regulations.

4) That the project engineer shall provide a stormwater management plan designed in accordance with the RI Stormwater Design and Installations Standards Manual to be approved by the City Engineer prior to preliminary approval.

Public Meeting

Request for an Extension

Little Rhody Beagle Club

Applicant: Cowesett Farm, LLC.

Location: Cowesett Road and Blue Ridge Road

Assessor's Plat: 239 Lot(s): 20

Assessor's Lot(s): 8 & 11

Zoning District: Residential A-15

Land Area: 94.91 acres

Number of lots: 37

Engineer: DiPrete Engineers.

Ward: 8

The applicant is requesting an extension of the preliminary approval for the "Little Rhody Beagle Club" subdivision to allow for the

creation of 36 single family house lots in an A-15 Zoning District recorded on April 19, 2006.

Planning Department Findings

The Planning Department finds the following:

- 1) The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.**
- 2) The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.**
- 3) The Zoning Map designation for the subdivision has not changed since the time of the original application.**
- 4) No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.**

Planning Department Recommendation

The Planning Department recommendation is to grant the requested

extension to expire on April 19, 2008.

Administrative Officer Report

Administrative Plan Review Update

Tollgate Office Park

Applicant: TOP Partners, LLC.

Location: 271 Toll Gate Road

Assessor's Plat: 247

Lot(s): 20

Zoning District: Office

Land Area: 10.207 acres

Number of lots: NA

Engineer: Thalmann Engineering Inc.

Ward: 7

The applicant has applied to the Planning Department for an Administrative Development Plan Review (DPR) of a 135,860 square foot office development on a 10.207 acre parcel in an Office Zoning District.

The Administrative Officer is presenting an update for informational

purposes only to inform the Planning Board about the current development status of the property. The subject property, formally referred to as Woodfield Farm, had been the focus of previous Planning Board DPR applications as well as the subject of a Superior Court Appeal. At the February 2007 regular meeting, the Assistant City Solicitor updated the Planning Board regarding the status of the appeal.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impact from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5) That the proposed development possesses adequate access to a**

public street.

Planning Department Action

The Administrative Officer will issue an Administrative DPR approval of the proposed development subject to the following conditions:

- 1) That the development shall consist of only two office buildings not to exceed 136,680 square feet gross floor area (GFA).**
- 2) That the office ratio shall not exceed 82,116 square feet or 60% medical office to be determined through issuance of a Certificate of Occupancy (CO).**
- 3) That a revised development plan shall be submitted which shall include:**
 - a) Location of all existing utilities within the Toll Gate Road right-of-way.**
 - b) Trench drains shall be installed across the access driveways.**
 - c) Relocate “Catch Basin #9” into parking area.**

d) A note stating that the design engineer shall provide “As Built” plans and a certification that the construction is in compliance with the approved plans.

e) A note stating contractor shall obtain a “Soil Erosion Permit” prior to initiating any site work.

f) An adequate number of hydrants spaced 300 feet apart providing a minimum 1000 GPM also a hydrant within 100 feet of the FDC to be approved by the Fire Marshall prior to the issuance of a building permit.

g) A final landscape plan designed and stamped by a Rhode Island Registered Landscape Architect (RLA) to be approved by the City’s Landscape Project Coordinator prior to the issuance of a building permit which shall provide a six foot (6’) fence or hedge to be located along the northeasterly corner of the development abutting Warwick Tax Assessor’s Plat 246 Lot’s 2, 21, and 23 as required in accordance with Warwick Zoning Ordinance Section 505.1 B and C.

4) That all State of Rhode Island permits including a Rhode Island Department of Environmental Management (RIDEM) Underground Injection Control (UIC) permit shall be issued prior to the issuance of a building permit.

5) That prior to issuance of a building permit for the second building,

the applicant shall provide to the Planning Director for approval proposed traffic mitigation improvements to be implemented consistent with the traffic study prepared by RAB Associates and dated February 2007.

Administrative Subdivisions

Homeland Pinnery Avenue Plat: 342 Lots: 258 & 259

Swedish Lutheran Church

Lambert Lind Hwy. Plat: 271 Lots: 167 & 169

Scott Estates

Tidewater Drive, Plat: 355 Lots: 440 & 648